

LETTER OF TRANSMITTAL

To: Lewis County Board of County Commissioners

From: Lewis County Planning Commission

Date: October 26, 2010

Subject: Transmittal to the BOCC: Findings and Conclusions Regarding the 2010 annual amendments – Area wide Property Owner Rezones (including rezone application #156 – Mineral Lake) and Toledo UGA expansion

Dear Commissioners:

The Lewis County Planning Commission, during the months of August, September, October and November, held a public hearing and numerous workshops to review requests and formulate recommendations for property owner rezones throughout the county and the City of Toledo Urban Growth Area (UGA) expansion request.

As Chairman of the Planning Commission, I am transmitting herewith the recommendations of the Commission pertaining to the above topics. The subject of the Commission's focus has been:

- 1) A request from the City of Toledo to expand its UGA by approximately 149 acres to accommodate additional population over a 20 year planning horizon; and
- 2) Property owners re-rezone requests that had been tabled due to the 2004 invalidity Order and moratorium.
- 3) The re-designation of approximately 830 acres on the north side of Mineral Lake from Forest Land of Long Term Commercial Significance (FRL) to Forest Land of Local Importance (Rezone application #156 – Mineral Lake).

The attached staff reports and the following findings and conclusions are presented to the Board of County Commissioners for consideration:

General findings of fact:

- 1) The requested UGA amendment is consistent with RCW 36.70A and the adopted Lewis County Policies.
- 2) The rezones and urban growth area expansion were reviewed by the Lewis County Planning Commission to determine consistency between planning policies, the GMA and development regulations, and to determine their overall impact.
- 3) The amendments were presented at a public hearing and public testimony was taken consistent with the state regulations and LCC 17.12.

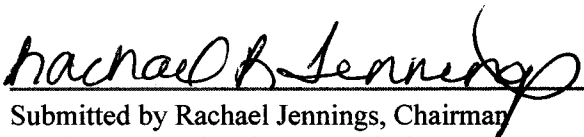
Conclusions regarding City of Toledo UGA:

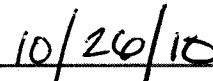
- 1) The UGA expansion of 149 acres is consistent with GMA, the County's Comprehensive Plan, and Countywide Planning Policies. The Urban Growth Area recommendation is consistent with the City's request to have that 149 acre expansion.
- 2) The proposed UGA expansion is adjacent to city limits and the City is largely built-out.
- 3) This proposal is consistent with the Toledo population allocation of 1, 131 people projected to 2030 (See **Attachment A**: Map of the 149 acres and newly proposed UGA).
- 4) Based on the above findings and conclusions the Lewis County Planning Commission recommends approval of the Toledo UGA expansion.

Conclusions regarding the requests for changing the zoning designation on property owners rezone request applications located throughout Lewis County (including the Mineral Lake – rezone application # 156):

- 1) A review of the requests for changing the zoning was made to determine if there had been an error made in the original designation when compared to the surrounding use pattern, or if the conditions surrounding the property had changed since the original designation, thereby warranting a change now.
- 2) Based on the above findings and conclusions ten (10) of the rezone requests appeared to warrant a change to a more intensive rural use designation because emerging development patterns and higher densities on adjacent or surrounding property (See **Attachment B**: Matrix on Rezone Request and Recommendation 2010).
- 3) Based on the above findings and conclusions the remaining rezone applications including the Mineral Lake rezone (application # 156) are recommended for no action (See **Attachment B**: Matrix on Rezone Request and Recommendation 2010).

Being duly authorized to transmit the recommendations on behalf of the Lewis County Planning Commission, I hereby respectfully submit these to the Lewis County Board of County Commissioners.


Submitted by Rachael Jennings, Chairman
Lewis County Planning Commission


Date